



TENNESSEE REAL ESTATE News-Journal

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Commission Elects Almany, Chairman, and Koehner, Vice Chairman, for 2003-2004

Commissioner Frances W. Almany, a Sumner County native, was elected Chairman of TREC at its July 2003 meeting. Almany was first appointed to the Commission in 1995 and was reappointed in 2000. During her tenure with TREC, she has served as Vice Chairman and actively participated in the Task Force for Changes in Pre and Post Licensing Education.

Commissioner Almany, owner and president of Almany Realtors in Hendersonville, is a life member of Awards of Excellence for both the Greater Nashville Association of Realtors and the Sumner Association of Realtors. She also serves on the board of directors for the Sumner Association of Realtors.

Commissioner Almany is chairman of the

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Frances Almany
Chairman



Ted Koehner
Vice Chairman

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Continuing Education Requirements for License Renewal

Affiliate Brokers licensed between July 1, 1980 and December 31, 2002 will be required to complete continuing education by November 1, 2004 to renew their licenses for 2004-2005. Please remember that the 16 hours of continuing education required are not all elective hours as has been the case in the past. All licensees needing the continuing education must take the TREC CORE course for 03/04 (a specific 4 hour course which can only be provided in a classroom setting) and at least 12 hours of elective education. At the present time there are twenty-two education providers who are teaching the CORE course throughout the state of Tennessee. The list of approved providers appears on page 5 of this newsletter. This list will be updated with each edition of the News-Journal since a number of additional education providers are in the process of submitting courses for approval.

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Governor Bredesen Appoints 3 Members to the Real Estate Commission

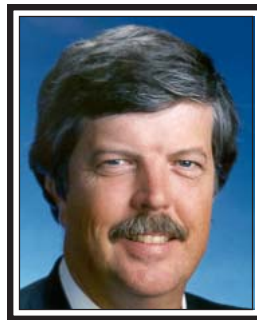
Bob Clement, Charles McKee Haynes and Isaac Northern, Jr. were appointed by Governor Bredesen to serve on the Real Estate Commission from July 1, 2003 through June 30, 2008.

Commissioner Clement, a former United States Congressman from the 5th District, is a native Tennessean who attended public high school in Nashville and received an undergraduate degree from The

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Bob Clement



Charles Haynes



Isaac Northern, Jr.

Commission Elects Continued from Page 1

Board for Workforce Essentials, a private, nonprofit corporation which provides employment training to businesses and opportunities for job seekers in nine Tennessee counties and at Fort Campbell. After being elected Chairman, Ms. Almany stated, "I look forward to serving both the Commission and the citizens of Tennessee for the next year. The opportunities and challenges will receive my utmost attention."

Commissioner Ted Koehner was elected Vice Chairman of the Commission for 2003-2004. Koehner was appointed to the Commission in 1999 and served as Chairman from July 2001 through June 2002. A real estate broker, he has more than 15 years of experience in the real estate industry.

Commissioner Koehner resides in Bristol, Tennessee and is a member of both the Bristol TN-VA Association of Realtors and the Northeast Tennessee Association of Realtors. He is past president of the Bristol Association and was twice Realtor of the Year.

Koehner's involvement in his community includes 12 years on the Planning Commission, Board of Zoning Appeals, Chamber of Commerce and the Kiwanis Club.

Governor Bredeesen Appoints Continued from Page 1

University of Tennessee in Knoxville and a master's degree from the University of Memphis. After two years in the U.S. Army, Clement joined the Tennessee Army National Guard where he served 30 years and retired with the rank of colonel.

Other public service positions have included being elected to a six year term on the Public Service Commission, appointment by President Jimmy Carter to the Tennessee Valley Authority board of directors, and president of Cumberland University in Lebanon, TN.

Commissioner Clement is a consultant (Bob Clement Consulting) to companies in Tennessee and an international humanitarian organization.

Commissioner Charles Haynes, a lifetime resident of Sumner County, is a licensed Real Estate Broker, Auctioneer and Commercial Contractor. Charles and his wife Michelle have three children, Sarah, Clay and Chris.

An active member in his community, he is a member of Forward Sumner, Chairman of the Sumner County Planning Commission, member of Industrial Development Board and Highway improvement committee for Sumner County. Charles is a member of the Sumner County, State and National Association of REALTORS and the Middle Tennessee Auctioneers Association.

Commissioner Northern, currently a resident of Memphis, graduated from Merry High and Lane College in Jackson, Tennessee. Northern was licensed as an affiliate broker in 1974 and a broker in 1983. He is currently the principal broker for Northern, Inc. in Memphis, Tennessee and is a Certified Property Manager.

Commissioner Northern is president of the Memphis Area Association of Realtors and is active in the Memphis community where he is a board member of the Shelby County Health, Housing & Education Facilities Board, past chairman and current secretary of the Board for Generations, Inc., serves on Shelby County Mayor A C Wharton's Alliance for Equitable Growth, and is a member of the Office of Planning & Development's Whitehaven Advisory Panel and the New Chicago Community Development Corporation Board of Directors.

Commissioners Grace Kroeger, L. A. Westley and Percy Wilkins completed their terms of service June 30, 2003. The continuing and newly appointed Commission members thank them for their sincere dedication and care in insuring protection for the citizens of Tennessee.

Forms Available on TREC Website

The following most frequently used TREC forms can be located and downloaded from our website:

Complaint Form

Alternate Equivalent E&O Insurance Form (used to report E&O Insurance coverage when insurance is not purchased from the state contracted vendor)

TREC Form 1

Transfer, Release and Change of Status Form

Certification Request Form (used to obtain license history of Tennessee Real Estate Licensee)

Sample of E&O Policy provided by state contracted vendor

website address: www.state.tn.us/commerce/trec



DISCIPLINARY ACTION

JUNE 2003

**ELITE ENTERPRISES,
LLC**
DbA RE/MAX ELITE
Lic No. FM246137
Brentwood, TN

Principal Broker Robert Campbell agreed to pay a civil penalty of \$500.00 for failing to timely deposit earnest money in a transaction and for allowing an unapproved applicant to advertise before obtaining a license.

**DAVE FISHER REALTY &
AUCTION**
Lic. No. FM254956
Dyersburg, TN

Principal Broker John D. Fisher agreed to pay a civil penalty of \$6,000.00 for practicing without a firm license and completing 20 transactions during the time there was no valid firm license.

STACY HENDERSON
Unlicensed
Sevierville, TN

Ms. Henderson agreed to pay a civil penalty of \$250.00 for practicing as an Acquisition Agent without proper licensing.

JULIE C. MOTE
Lic. No. AF282750
Maryville, TN

Ms. Mote agreed to pay a civil penalty of \$250.00 for failing to include the firm phone number and failing to use the name of the firm as registered with the Commission in a newspaper advertisement.

STEVEN G. LAVIOLA
Lic. No. AF277191
SHARON R. LAVIOLA
Lic. No. AF273768
Goodlettsville, TN

S. Laviola and S. Laviola agreed to pay a joint civil penalty of \$250.00 for using the designation "broker" in an advertisement when in fact they are both affiliate brokers.

JULY 2003

MICHAEL D. PRICE, JR.
Lic. No. AF256345
Knoxville, TN

Mr. Price agreed to pay a civil penalty of \$250.00 for failing to timely complete the administrative measures necessary to transfer his license from one firm to another.

CARRIE C. DOWLEN
Lic. No. BR262058
Chattanooga, TN

Ms. Dowlen agreed to pay a civil penalty of \$250.00 for failing to timely complete the administrative measures necessary to transfer her license from one firm to another.

LYNDA G. GASKINS
Lic. No. AF238214
Dickson, TN

Ms. Gaskins agreed to pay a civil penalty of \$250.00 for failing to include the firm name and firm phone number in a newspaper advertisement.

MARY ANN THOMAS
Lic. No. PB11679
Dickson, TN

Ms. Thomas agreed to pay a civil penalty of \$250.00 for failing to include the firm name and firm phone number in a newspaper advertisement.

RICHARD BLANCH
Lic. No. AF11189
Nashville, TN

Mr. Blanch agreed to pay a civil penalty of \$250.00 for failing to

timely complete the administrative measures necessary to transfer his license from one firm to another.

BRENDA E. BREWSTER
Lic. No. AF274139
Seymour, TN

Ms. Brewster agreed to pay a civil penalty of \$250.00 for advertising on shopping carts without including the firm name in the advertisement.

TERESA L. BAMFORD
Lic. No. AF276914
Hendersonville, TN

Ms. Bamford agreed to pay a civil penalty of \$250.00 for failing to timely complete the administrative measures necessary to transfer her license from one firm to another.

CARLTON
INTERNATIONAL
**INVESTMENTS &
PROPERTIES**
Lic. No. FM247252
Brentwood, TN

Principal Broker Nancy Carlton agreed to pay a civil penalty of \$250.00 for failing to maintain, and have available for audit, records of an escrow account.

AUGUST 2003

FAIRFIELD
COMMUNITIES
Lic. No. FM254723
Nashville, TN

Principal Broker Jim Graves consented to pay a civil penalty of \$500.00 for failure to deliver a gift certificate to complainants after a timeshare presentation.

**ASSIST2SELL BUYERS &
SELLERS SMARTCHOICE**
Lic. No. FM257541
Chattanooga, TN 37411

Principal Broker Mitchell Everhart agreed to pay a civil penalty of \$500.00 for failing to document agency disclosure in three of four transactions reviewed during a TREC audit.

SIMONS REALTY
Lic. No. FM255919
McMinnville, TN

Principal Broker Walter C. Stewart agreed to pay a \$250.00 civil penalty for failing to timely account for earnest money funds which was noted during a TREC inspection.

EVERHART REAL ESTATE
Lic. No. FM257433
Chattanooga, TN

Principal Broker Mitchel T. Everhart agreed to pay a \$500.00 civil penalty for failing to make agency disclosures in two transactions which were noted during a TREC audit.

WILLIAM K. LEADBETTER
Lic. No. AF273558
Knoxville, TN

Mr. Leadbetter agreed to pay a civil penalty of \$250.00 for failing within a reasonable time to complete the administrative measures necessary to transfer his license from one firm to another.

HANDY REALTY
Lic. No. FM257143
Knoxville, TN

Principal Broker Deborah D. Handy agreed to pay a civil penalty of \$250.00 for failing to display a sign on the outside of the broker's office which states the broker is engaged in the real estate business.

SECRET HIDEAWAYS CABIN RENTALS
Unlicensed practicing as a VLS
Pigeon Forge, TN

Naomi Golden, on behalf of Secret Hideaways Cabin Rentals, agreed to pay a civil penalty of \$2,750.00 for engaging in vacation lodging service activities requiring a license without being properly licensed. A license has since be obtained (VLS127).

CENTURY 21 EXECUTIVE PROPERTIES
Lic. No. FM237685
Brentwood, TN

Principal Broker Eugene J. Duggan agreed to pay a civil penalty of \$500.00 for improper distributions from the escrow account as determined by a TREC audit.

LISA REAGAN
Unlicensed
Seymour, TN

Ms. Reagan agreed to pay a civil penalty of \$250.00 for practicing as an Acquisition Agent without being properly licensed. A license has since be obtained. AA143.

REALTY CONNECTION
Lic. No. FM256240
Lawrenceburg, TN

Principal Broker Bobby D. Patterson agreed to pay a civil penalty of \$500.00 for failing to document agency disclosure in 4 of the 5 files reviewed during a TREC audit.

DIANNE S. RUCKER
Lic. No. AF215414
Brentwood, TN

Ms. Rucker agreed to pay a civil penalty of \$250.00 for using a yard sign which displays the firm's old name which was changed in 1998.

TERESA R. ROGERS
Lic. No. AF220551
Johnson City, TN

Ms. Rogers agreed to pay a \$500.00 civil penalty for failing to include the "owner/agent" disclosure in a printed advertisement and on an on-site

sign at a subdivision when the property was not listed with the firm with which she is affiliated.

JOE M. WILSON
Lic. No. PB16224
Johnson City, TN

Mr. Wilson agreed to pay a \$500.00 civil penalty for failing to include the "owner/agent" disclosure in a printed advertisement and on an on-site sign at a subdivision when the property was not listed with the firm with which he is affiliated.

GRASSLAND REAL ESTATE
Lic. No. FM256053
Brentwood, TN

Principal Broker Melinda E. Barrington agreed to pay a civil penalty of \$500.00 for offering cash to unlicensed persons as evidenced in a newspaper advertisement.

Continuing Education
Continued from Page 1

The classes and hours of education TREC has on file for you can be viewed at the TREC website. The TREC homepage address is www.state.tn.us/commerce/trec

Place your cursor on "License Information" OR "Search for a License". Click and the licensee search window will open. Because the search is for the entire Department of Commerce and Insurance, the license type of Real Estate Broker/Affil must be selected from the "Licenses" drop down menu. The search criteria (another drop down window) can be name, address, city, state, zip or license number. Select one and then enter the information (name, address, etc.) in the "Enter Name or Address" box. You may enter city, state, zip or license number in the "Enter Name or Address" box.

Click on the submit button. The following licensee information

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CORE COURSE 03/04 PROVIDERS (as of 9-3-03)

Career Institute	615-765-7470
Center for Continuing Education & Consulting	615-860-4357
Chattanooga Assn. REALTORS	423-698-8001
D&D School of Real Estate	800-282-9375
Excel Real Estate School	423-626-5821
Greater Nashville Assn. REALTORS	615-254-7516
Knoxville Area Assn. REALTORS	865-584-8647
Memphis Area Assn. REALTORS	901-818-2421
Memphis West TN Prof School	901-366-1536
Nashville School of Real Estate	615-329-1366
Performance Concepts, Inc.	901-276-3600
Professional School of Real Estate	800-609-1222
Reelfoot Regional Assn. REALTORS	731-885-8797
Regional Education Forum	615-771-6845
River Counties Assn. REALTORS	423-476-5912
Robertson County Assn. REALTORS	615-643-8635
Southern Middle Tennessee Board of REALTORS	931-381-5556
Tennessee Assn. REALTORS	800-252-6012
Tennessee Auctioneers Assn.	888-717-6699
Tennessee Valley Association REALTORS	731-642-6623
TRECS	865-693-4992
TREES	800-572-8733

Continuing Education from Page 4

will appear: name, address, status, license number, original license date, license expiration date along with a box in the lower right hand side of the screen "Check Continuing Education". Click on "Check Continuing Education" and all courses recorded by TREC will appear including completion date, education provider, course title and credit hours. If you desire a printed copy you most likely will want to print in "landscape" mode.

Education providers are required to submit course completion information to TREC within 10 working days of the completion of the course. Upon receipt from the education provider, TREC typically posts the information within three working days. If a course you have completed does not show in your licensure information and you completed it more than 20 days prior to checking the web site, you may wish to contact either the school or TREC. Please do not send a certificate of education completion to TREC since certificates cannot be used to verify continuing education.

If you are licensed in states other than Tennessee and are required to complete continuing education for the other states, you may be able to print your Tennessee education history and submit it as proof of education completion to the other state(s).

Dear Principal Broker:

If a new affiliate licensee, who was licensed on or after July 1, 2003, has joined your firm, you have noted that the expiration date on their license is NOT December 31, 2004 but a date that occurs six (6) months from the date s/he was actually licensed. A new law, which became effective July 1, 2003, requires new affiliate licensees to complete the Course for New Affiliates prior to the sixth month anniversary of their licenses. If the course is not completed timely the law reads ".....the affiliate broker's license shall automatically expire at the end of the six (6) month period."

When a new affiliate licensee completes the specified course in a timely manner, the school where the course was completed notifies TREC and the course is added to the licensee's education file. At the same time a new wall license (no fee required) is generated with an expiration date of December 31, 2004 (or the next general license expiration date). If the course is not timely completed, the license expires and the individual cannot provide any services requiring a real estate license.

If an individual has completed the Course for New Affiliates before the license is issued, the certificate of completion for that course should be submitted with the original application packet. That course will be added to the person's education file and the original license provided will have an expiration date of December 31, 2004 since the course completion requirement has been satisfied.

Principal Brokers, please monitor the expiration dates of licensees affiliated with your firm, especially newly licensed affiliate brokers.



Tennessee Real Estate Commission

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www.state.tn.us/commerce/trec

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Bruce Lynn
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Education Section:

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for 2203 - 2004:**

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